

## HANOVER PLANNING BOARD



*FEBRUARY 26<sup>TH</sup>, 2007*

### **MINUTES OF MEETING**

At 6:45 P.M., the Chairman Peter Moll called to order the February 26, 2007 meeting of the Hanover Planning Board. Board members Peter Moll, Maryann Brugnoli, Rich DeLuca, Steve Rusko and Gary Hendershot were present. Associate members Anthony Losordo and Bernie Campbell were also present. Town Planner, Andrew Port was present. The Board reviewed the minutes of the February 5, 2007 meeting. Gary motioned to accept the minutes as written. Maryann seconded the motion and it was so voted unanimously.

### **PUBLIC HEARINGS**

#### **Village Commons VPUD PB07-15SP and Village Park VPUD PB07-16SP**

The Chairman opened the continued hearing at 7:00 p.m. The discussion focused on Village Commons first but some of the issues are overlapping between the Village Commons and Village Park. The Town Planner, Andrew Port, gave a brief overview of outstanding issues. He is still looking for a plan to track the breakdown of residential units as sold and built from the developer. Jim O'Brien the applicant said he would contact Andy with the information he was looking for. Dave Nyman of ENSR, the engineer for the Town, went over his outstanding comments. Deb Keller of McKenzie Engineering told the Board that she has been in contact with Mr. Nyman and the Town Planner and was aware of the issues and has resolved most of them and was working to finalize the plans. Captain Barbara Stone of the Fire Dept. told the Board that she was still reviewing the plans. The Town Planner told the Board that he was still waiting for further comments from the DPW. They discussed the proposed putting green which will be on top of the wastewater treatment plant and any possible parking issues. Mr. O'Brien said that the plant would be monitored remotely and that it would not be staffed. The Board questioned whether there was any potential danger to having people using the area for recreation. Mr. O'Brien indicated that most of the mechanical components of the plant were underground and anything above ground was in a self contained safe unit. They discussed the possibility that there may need to be some parking restrictions posted near the site. They discussed the Village Park underground parking facility. Dave Nyman was concerned with the grade and elevation of the entrances to the parking garage versus the main level of the Village Park. Dave Nyman told the Board that he still needed further time to review the plans. They were submitted to him just a few days before the hearing. The Board asked Deb Keller if there was any more thought to the need for Road G, the access road between the Village Commons and the Village Park. Deb indicated that the road would be valuable for maintenance access and emergency access to the walking trails. Mike Abend of Abend Associates, Traffic Engineers, spoke to the Board regarding the newest traffic study done on the site. He told the Board that the study took all of the Village components into account but that some of the information was not given to the Peter Vasilou, the traffic engineer for the Town. Mr. Vasilou said that he would be contacting Mr. Abend to get the additional information so that he could do his review more fully. The Town Planner told the Board that he was waiting for feedback from the Selectmen's office pertaining to the applicant's mitigation of widening Rte 53 at the area of the project. Maryann made a motion to continue both hearings until March 12, 2007 at 7:00 p.m. Rich seconded the motion and it was so voted unanimously.

### **Morse Farm Estates Scenic Roads Hearing**

At 8:05 p.m. the Chairman called the Morse Farms Estates Scenic Roads hearing to order. Gary read the public hearing notice into record. Curt McLean, the Tree Warden for the Town gave his comments. He had no objections to taking down the trees indicated. Mr. O'Brien, the applicant told the Board that they would be trying to save one of the larger trees as indicated on the plan by building a well around it.

### **Morse Farm Estates Definitive Subdivision PB07-3C**

The Town Planner went over his comments and any outstanding issues. He discussed the issue of the proposed plan creating a non conformance on the adjacent land belonging to Brad and Allison Barr. Andy went over the options available to the Board and to the applicant to resolve the issue. Jim O'Brien, the applicant, told the Board that he would like to wait for an opinion from Town Counsel. He told the Board what he felt could be a resolution. He discussed the possibility of shifting the centerline of the road to allow a section of land between the roadway and the Barr property to be connected to lot 5. He felt that this would resolve the issue of the Barr property having frontage on 2 streets and leave it as it is. The Board agreed to discuss the merits of the idea further but were concerned about creating a "slug". They will research the issue further and discuss it at the next hearing. Allison Barr, an abutter, spoke to the Board about her and her husband's concerns with the project. She indicated that they are concerned with the non conformance that would be created if the project was to be approved and what impact that would have on her family and their property. The Board had a copy of a letter from Mr. Barr to Jim O'Brien outlining his request for mitigation from Mr. O'Brien if the project were to be approved. Mrs. Barr was unhappy that Mr. O'Brien was unwilling to put these conditions in writing. Mr. O'Brien told the Board that he had just gotten Mr. Barr's email with the mitigation requests and that he had not had time to go over it and work it out with them, but that he was willing to discuss it with them further. Dave Nyman told the Board that he has spoken to Deb Keller, the engineer for the project and is satisfied with the progress they have made. The Board wants to hear from Town Counsel before they make their final decision. Maryann motioned to continue the hearing until April 23, 2007 at 7:00 p.m. Rich seconded the motion and it was so voted unanimously.

### **SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS**

The Board reviewed an ANR Plan PB07-21A for 311 Pleasant Street. Maryann motioned to endorse the plan. Rich seconded the motion and it was so voted unanimously.

The Board reviewed an ANR plan PB07-22A for 193-203 Grove Street. Maryann motioned to endorse the plan. Rich seconded the motion and it was so voted unanimously.

### **APPOINTMENTS**

The Board had scheduled a tentative appointment with the applicant for 1075 Washington Street for the Living Hope Four Square Church Site Plan Review. The applicant cancelled the appointment with the Board.

### **OTHER BUSINESS**

The Board discussed a request from Susan Karsch for a Limited Site Plan review for 14 Hanover Street. The applicant wants to open a Dog Day Care facility at the site. Maryann motioned to grant the Limited Site Plan review as requested. Steve seconded the motion and it was so voted unanimously.

The Board reviewed a request from Kenneth Ekstrom of Ducts, Inc. to withdraw his recent site plan review application for 149 King Street. Maryann motioned to grant the withdrawal based on the applicants written request. Rich seconded the motion and it was so voted unanimously.

Maryann told the Board that she and the Town Planner had visited the site at 101 Industrial Way to look at the landscaping options as requested by the owner, Marty Barnes. She felt that it would be possible to

make some changes to the landscaping plan and that Andy would draw up the changes and present them to the Board at the March 12 meeting.

The Board discussed the possibility of presenting an article at Town Meeting changing the limitations on take out restaurants in the business district. The Town Planner had an inquiry and was bringing it to the Board for their input. The Board felt that such an article would be better brought by petition. They suggested that Andy tell the person who made the inquiry that they may want to contact the Route 53 Study Committee with the idea.

Anthony Losordo asked the Board for an opinion on a problem with the parking area for his unit at the Walnut Creek PRDS. He wants permission from the Board to add an 11' parking strip to the area adjacent to his parking area to allow for more space. Rich made a motion to accept a minor modification to the site plan for the Walnut Creek PRDS at 259 Juniper Lane. Gary seconded the motion and Peter asked for further discussion. Maryann wanted to look at it further. The Board voted not to approve the motion unanimously. Mr. Losordo will get more information to the Board at a later date.

The Town Planner reminded the Board that the Street Acceptance hearing would be held on April 4, 207.

Tony motioned to adjourn at 9:15 p.m. Gary seconded the motion and it was so voted unanimously.

**Meeting was adjourned at 9:15 p.m.**

Respectfully Submitted,  
Margaret Hoffman

**PLANNING BOARD SECRETARY**